

## Appendix 5: Homeless Accommodation VfM

### Using Council Stock To Meet Homeless Demands

#### OVERVIEW

The Homeless Department already has access to approx 40 HRA properties (30 self contained properties and 10 house shares)

This table shows the costs associated with 2 people sharing a 3 bed property. This 2 person model means mini HMO licensing is not required. 3 people sharing can be considered in future.

A commitment of 10 additional units of lower demand 2 and 3 bed homes is in place from the HRA each year.

The approach will also be explored with our social housing partners.

HRA 3 Bed Properties for 2 person house share model	Year 1	Inflation estimate	Year 2	Inflation estimate	Year 3	Inflation estimate	Year 4	Inflation estimate	Year 5	Over 5 year lease
Furnishing and renewals of furnishings	4,000		1,000		1,000		1,000		1,000	
Electric	2,600	5.0%	2,730	5.0%	2,867	5.0%	3,010	5.0%	3,160	14,367
Gas	2,600	5.0%	2,730	5.0%	2,867	5.0%	3,010	5.0%	3,160	14,367
Water	260	5.0%	273	5.0%	287	5.0%	301	5.0%	316	1,437
WiFi	422	5.0%	443	5.0%	465	5.0%	488	5.0%	512	2,329
Council Tax	1,410	5.0%	1,480	5.0%	1,554	5.0%	1,632	5.0%	1,714	7,790
Cleaning Costs (2hrs pw)	2,086	3.0%	2,148	3.0%	2,213	3.0%	2,279	3.0%	2,347	11,073
Rent - £125 pw to HRA	6,375	-	6,375	0.0%	6,375	3.0%	6,566	3.0%	6,763	32,454
voids - 10%	638		638		638		657		676	3,245
Repairs- £1400pa - inc annual checks	1,400		1,400		1,400		1,400		1,400	7,000
	<b>17,789</b>		<b>18,217</b>		<b>18,664</b>		<b>19,342</b>		<b>20,050</b>	<b>94,062</b>
HB Income - Assumed 70% collection rate	- 5,783		- 5,783		- 5,783		- 5,783		- 5,783	- 28,917
Service Charge Income £30 - Assumed 70% collection rate	- 2,142		- 2,142		- 2,142		- 2,142		- 2,142	- 10,710
Cost to FCC	<b>9,864</b>		<b>10,291</b>		<b>10,738</b>		<b>11,417</b>		<b>12,124</b>	<b>54,435</b>
B&B cost (assumed rate of £90 pn)	<b>65,700</b>	5.0%	68,985	5.0%	72,434	5.0%	76,056	5.0%	79,859	363,034
Potential Efficiencies to Council per unit (2 people)	- 55,836		- 58,694		- 61,696		- 64,639		- 67,735	- 308,599
Potential Efficiencies fir 10 House Shares (20 people)	- 558,359.70		- 586,938.36		- 616,958.46		- 646,389		- 677,345.81	- 3,085,991.02

## Aquiring Additional Properties Through TACP Grant Funding

### OVERVIEW

Welsh Government have provided significant funding to increase housing supply for use as homeless accommodation or social housing to relieve homelessness. Flintshire have been awarded a indicative award of £2,943,208 for 24/25.

There is potential for additional funding to be made available in year and in future years via TACP

This table shows the costs associated with 2 people sharing a property aquired through the TACP grant. This 2 person model means mini HMO licensing is not required.

A minimum of 10 properties and potentially more will be used to provide homeless accommodation

Those properties not used for homeless accommodation will be prioritised for people who are homeless or at risk of homelessness to ease pressures on homeless accommodation.

TACP properties to be used as 2 person house shares	Year 1	Inflation estimate	Year 2	Inflation estimate	Year 3	Inflation estimate	Year 4	Inflation estimate	Year 5	Over 5 year lease
Furnishing and renewals of furnishings	4,000		1,000		1,000		1,000		1,000	
Electric	2,600	5.0%	2,730	5.0%	2,867	5.0%	3,010	5.0%	3,160	14,367
Gas	2,600	5.0%	2,730	5.0%	2,867	5.0%	3,010	5.0%	3,160	14,367
Water	260	5.0%	273	5.0%	287	5.0%	301	5.0%	316	1,437
WiFi	422	5.0%	443	5.0%	465	5.0%	488	5.0%	512	2,329
Council Tax	1,410	5.0%	1,480	5.0%	1,554	5.0%	1,632	5.0%	1,714	7,790
Cleaning Costs (2hrs pw)	2,086	3.0%	2,148	3.0%	2,213	3.0%	2,279	3.0%	2,347	11,073
Rent - £125 pw to HRA	6,375	-	6,375	0.0%	6,375	3.0%	6,566	3.0%	6,763	32,454
voids - 10%	638		638		638		657		676	3,245
Repairs- £1400pa - inc annual checks	1,400		1,400		1,400		1,400		1,400	7,000
	<b>17,789</b>		<b>18,217</b>		<b>18,664</b>		<b>19,342</b>		<b>20,050</b>	<b>94,062</b>
HB Income - Assumed 70% collection rate	- 5,783		- 5,783		- 5,783		- 5,783		- 5,783	- 28,917
Service Charge Income £30 - Assumed 70% collection	- 2,142		- 2,142		- 2,142		- 2,142		- 2,142	- 10,710
Cost to FCC	<b>9,864</b>		<b>10,291</b>		<b>10,738</b>		<b>11,417</b>		<b>12,124</b>	<b>54,435</b>
B&B cost (assumed rate of £90 pn)	<b>65,700</b>	5.0%	<b>68,985</b>	5.0%	<b>72,434</b>	5.0%	<b>76,056</b>	5.0%	<b>79,859</b>	<b>363,034</b>
Potential Efficiencies to Council per unit (2 people)	- 55,836		- 58,694		- 61,696		- 64,639		- 67,735	- 308,599
Potential Efficiencies for 10 House Shares (20 people)	- 558,359.70		- 586,938.36		- 616,958.46		- 646,389		- 677,345.81	- 3,085,991

## 9 Room HMO - Leased Option

### OVERVIEW

This property is to be taken onto the Council Lease Scheme for use as homeless accommodation from 1st September 2024.

It will provide much needed housing for 9 single males who are currently in hotels

Property has been signed off as compliant by Housing Enforcement but to enhance health & safety compliance we are installing a sprinkler system and CCTV

The property owner is a developer who is eager to buy housing in Flintshire for potential use by the Council to meet current homeless accommodation pressures.

	Year 1	Inflation estimate	Year 2	Inflation estimate	Year 3	Inflation estimate	Year 4	Inflation estimate	Year 5	Over 5 year lease
Cost to Install Sprinkler System & CCTV	12,000									
Ongoing maintenance costs outside of annual checks	9,000	5.0%	9,450	5.0%	9,923	5.0%	10,419	5.0%	10,940	49,731
Electric	2,924	5.0%	3,070	5.0%	3,224	5.0%	3,385	5.0%	3,554	16,157
Gas	3,670	5.0%	3,854	5.0%	4,046	5.0%	4,248	5.0%	4,461	20,279
Water	995	5.0%	1,045	5.0%	1,097	5.0%	1,152	5.0%	1,209	5,497
WiFi	422	5.0%	443	5.0%	465	5.0%	488	5.0%	512	2,329
Council Tax	3,240	5.0%	3,402	5.0%	3,572	5.0%	3,751	5.0%	3,938	17,903
Cleaning Costs	4,700	3.0%	4,841	3.0%	4,986	3.0%	5,136	3.0%	5,290	24,953
Rent	45,900	-	45,900	0.0%	45,900	3.0%	47,277	3.0%	48,695	233,672
voids - 5%	2,295		2,295		2,295		2,364		2,435	11,684
	<b>85,145</b>		<b>74,299</b>		<b>75,507</b>		<b>78,219</b>		<b>81,034</b>	<b>394,205</b>
HB Income - Assumed 70% collection rate	- 26,536		- 26,536		- 26,536		- 26,536		- 26,536	- 132,678
Service Charge Income £30 - Assumed 70% collection rate	- 9,828		- 9,828		- 9,828		- 9,828		- 9,828	- 49,140
Cost to FCC	<b>48,782</b>		<b>37,935</b>		<b>39,144</b>		<b>41,855</b>		<b>44,671</b>	<b>212,387</b>
B and B cost (assumed rate of £90 pn)	295,650	5.0%	310,433	5.0%	325,954	5.0%	342,252	5.0%	359,364	1,633,653
Potential Saving to Council	- 246,868		- 272,497		- 286,810		- 300,396		- 314,694	- 1,421,266

## Purchasing Enhanced Temporary Housing On Block Booking Arrangement

### OVERVIEW

We are currently in discussions with a company based in South Wales but looking to work in North Wales. The company delivers temporary accommodation services for 11 Welsh LAs already.

The model is an intensive housing solution for homeless people and households and offers a 24/7 management and support service.

Contract and procurement advice is being undertaken for a 5 year contract period and due diligence has proven that the company and service comes highly recommended by Welsh Council peers.

The company buy up and refurbish properties and will target areas at request and also focus on long term empty homes to bring them back into use.

There are approx 100 households placed in out of county hotels and the focus of this housing solution will be on bringing people back in county

	Year 1	Inflation estimate	Year 2	Inflation estimate	Year 3	Inflation estimate	Year 4	Inflation estimate	Year 5	Over 5 year lease
40 X Single bed accommodation										
Annual Charge - £50 pn x 40 Single units	730,000	3.0%	751,900	3.0%	774,457	3.0%	797,691	3.0%	821,621	3,875,669
Annual Charge - £100 pn x 5 x 2 bed House	182,500	3.0%	187,975	3.0%	193,614	3.0%	199,423	3.0%	205,405	968,917
Annual Charge - £100 pn x 3 x 3 bed House	109,500	3.0%	112,785	3.0%	116,169	3.0%	119,654	3.0%	123,243	581,350
Annual Charge - £100 pn x 2 x 4 bed House	73,000	3.0%	75,190	3.0%	77,446	3.0%	79,769	3.0%	82,162	387,567
	<b>1,095,000</b>		<b>1,127,850</b>		<b>1,161,686</b>		<b>1,196,536</b>		<b>1,232,432</b>	<b>5,813,504</b>
HB Income - Assumed 70% collection rate	- 120,816		- 120,816		- 120,816		- 120,816		- 120,816	- 604,080
										-
Cost to FCC	<b>974,184</b>		<b>1,007,034</b>		<b>1,040,869</b>		<b>1,075,720</b>		<b>1,111,616</b>	<b>5,209,424</b>
B and B cost (assumed single rate of £90 pn, family rate of £140 pn)	<b>1,825,000</b>	5.0%	<b>1,916,250</b>	5.0%	<b>2,012,063</b>	5.0%	<b>2,112,666</b>	5.0%	<b>2,218,299</b>	<b>10,084,277</b>
Potential Saving to Council	- 850,816		- 909,216		- 971,193		- 1,036,946		- 1,106,683	- 4,874,853

## Block Booking Local Hotel for Exclusive Use as Homeless Accommodation

### OVERVIEW:

There are ongoing discussions with a local hotel for the Council to secure exclusive use of the hotel for homeless households.

A nightly rate of £65 has been negotiated to include bed and breakfast.

Exclusive use of the hotel provides greater opportunity to "parachute" in services that people experiencing homelessness require and reduces risk to other guests

There are approx 100 households placed in out of county hotels and the focus of this housing solution will be on bringing people back in county

	Year 1	Inflation estimate	Year 2	Inflation estimate	Year 3	Inflation estimate	Year 4	Inflation estimate	Year 5	Over 5 year lease
38 x Single bed accommodation										
Annual Charge - £65 pn x 38 Single units	901,550	3.0%	928,597	3.0%	956,454	3.0%	985,148	3.0%	1,014,702	4,786,451
Security costs £130,000 pa	130,000	3.0%	133,900	3.0%	137,917	3.0%	142,055	3.0%	146,316	690,188
	<b>1,031,550</b>		<b>1,062,497</b>		<b>1,094,371</b>		<b>1,127,203</b>		<b>1,161,019</b>	<b>5,476,639</b>
HB Income - Assumed 70% collection rate	- 112,039		- 112,039		- 112,039		- 112,039		- 112,039	- 560,196
										-
Cost to FCC	<b>919,511</b>		<b>950,457</b>		<b>982,332</b>		<b>1,015,163</b>		<b>1,048,979</b>	<b>4,916,443</b>
Average B and B cost (assumed single rate of £90 pa)	<b>1,248,300</b>	5.0%	<b>1,310,715</b>	5.0%	<b>1,376,251</b>	5.0%	<b>1,445,063</b>	5.0%	<b>1,517,316</b>	<b>6,897,645</b>
Potential Saving to Council	- 328,789		- 360,258		- 393,919		- 429,900		- 468,337	- 1,981,202